

BK3500PG 175

43-126-5

WARRANTY DEED
CORPORATE GRANTOR
002541

AVERILL APTS., INC., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Waterville in the County of Kennebec and State of Maine, for consideration paid, grant to SANDRA L. DIVERSI of Waterville, Kennebec County, Maine, and whose mailing address is 44 Violette Avenue, Waterville, Maine, 04901, with warranty covenants, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

THE UNIT known and designated as Unit 5, in AVERILL CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Earl R. Steward, Professional Engineer, entitled "Averill Condominium Plat" and filed in the records for Plans of the Kennebec County Registry of Deeds in File E-88308. Specific reference is made to the AVERILL CONDOMINIUM Declaration under the Maine Condominium Act dated December 19, 1988 and recorded in said Registry of Deeds in Book 3480, Page 1, and the same is incorporated by reference herein (hereinafter called the "Declaration"). The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and other Units in the Condominium), as Exhibit D to the Declaration are recorded in the records for Plans of said Registry in Files E-88309 through E-88314.

TRANSFER
TAX
PAID

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above referenced Declaration.

In Witness whereof, the said AVERILL APTS., INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Hadley R. Chandler, its President thereunto duly authorized, this 2nd day of the month of February, 1989.

Dated: February 2nd, 1989

AVERILL APTS., INC.

Corporate Name

Clayton E. Rollins

By *Hadley R. Chandler*
Hadley R. Chandler
Its: President

Chandler

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: February 2nd, 1989

Personally appeared the above named Hadley R. Chandler, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me, *Clayton E. Rollins*
Notary Public
(Printed Name:)
Clayton E. Rollins
My Commission expires: 03/24/91

RECEIVED KENNEBEC CO.
1989 FEB -3 AM 10:25

TESTE *Clayton E. Rollins*
REGISTER OF DEEDS